

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JULY 26, 1982

PRESENT:

Grant S Nielson	Mayor
Don Bird	Council Member
Don Dafoe	Council Member
Ruth Hansen	Council Member
Willis Morrison	Council Member

ABSENT:

Max Bennett	Council Member
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OTHERS PRESENT:

Vance Bishop	City Administrator
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
John Quick	City Engineer
Ray Valdez	City Building Inspector
Neil Forster	Public Works Superintendent
Craig Whitehead	Administrative Intern
Pat Davies	City Clerk
Jim Fletcher	KNAK
Lola Burraston	Paul Hurst
David Taylor	Joe Trujillo
Robert Pendray	Kathryn Whitehead
LaVar Cox	Jim Eardley
Paul Eardley	Therol Beasley

Mayor Nielson called the meeting to order at 8:01 p.m. and stated that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided to the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK, and to each member of the governing body by personal delivery of copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

The Minutes of a Public Hearing held July 19, 1982 at 7:00 p.m. were presented to the Council. After some corrections were noted, Councilman Willis Morrison MOVED to accept the minutes as corrected. Council Member Ruth Hansen SECONDED the motion which carried unanimously.

Minutes of a Public Hearing held July 19, 1982 at 7:30 p.m. were presented for review of the Council. Councilman Don Bird MOVED to accept those minutes as corrected. Councilman Don Dafoe SECONDED the motion which carried unanimously.

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Minutes of a Regular City Council meeting held July 19, 1982 were presented to the Council. Council Member Don Bird MOVED that the minutes be accepted as corrected. Councilman Morrison SECONDED the motion which carried unanimously in the affirmative.

ACCOUNTS PAYABLE

The accounts payable were read to those present and after review, Councilman Don Bird MOVED to pay the current bills. Councilman Dafoe SECONDED the motion which carried in the affirmative.

ZONE CHANGE TO EXPAND THE CENTRAL BUSINESS DISTRICT

The Council Members engaged in discussion on the issue of expanding the central business zone to one full block on both sides of main street. Mr. David Taylor appealed to the council to make the change which includes his property at the old school district bus barn in block 60. He stated that he plans to remodel the building and move his electrical supply business to that site when possible.

After considering expansion of the business district in some areas already containing retail businesses and excluding some areas with new residences, Councilman Don Dafoe MOVED to instruct staff to prepare an ordinance to expand the central business district to include the areas in the petition from P & Z excluding the South half of lot 2 on Block 49 where Sawmill Development Company has proposed a condominium project. Councilman Morrison SECONDED the motion, which carried unanimously. It was mentioned that an ordinance would need to be prepared and said ordinance would become effective after adoption by the City Council and upon publication. It was agreed that the so-called Block 25 zone change would be included in this same ordinance.

ANNEXATION RESOLUTION: DEL PARK II

After a brief discussion of the Del Park park dedication plan Councilman Don Bird MOVED to adopt Resolution #82-75, entitled:

A RESOLUTION GIVING PRELIMINARY APPROVAL AND ACCEPTANCE TO THE PETITION OF DEL PARK MOBILE HOME ESTATES FOR ANNEXATION OF PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF DELTA, UTAH AND SETTING CONDITIONS FOR FINAL APPROVAL OF ANNEXATION.

The motion was SECONDED by Councilman Don Dafoe and the voting was as follows:

Don Bird	Aye
Don Dafoe	Aye
Ruth Hansen	Aye
Willis Morrison	Aye
Max Bennett	Absent

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BOB PENDRAY: PARK DEDICATION

Mr. Bob Pendray proposed to the Council a plan whereby Pendray Development Company would take some of the property in their subdivision and develop a neighborhood type park, possibly with play equipment and picnic facilities. He stated that they (Pendrays) would like to work out the expense of the park on their 7% subdivision impact fee. It was suggested that a workable plan should be presented for the consideration of the City Council.

DIX-O-GAS: LOCATION OF STORAGE TANKS AND BUSINESS

Mr. Jim Eardley introduced his father Paul Eardley to the Council and stated that his family had bought the Delta Gas business. He stated that Dix-O-Gas had not purchased the Delta Gas property and they were looking for a location for the business and an 18,000 gallon propane storage tank. Mr. Eardley introduced Therol Beasley, general manager for the company. Several items were discussed:

1. The relative safety of propane versus gasoline.
2. A feasible location in the city for propane storage.
3. Zones where propane storage is allowed or not allowed.
4. The possibility of separating the retail from the wholesale

operation.

It was suggested that the City Administrator do some research on the subject for review at another time.

DISCUSSION ITEM: WHITE SAGE ANNEXATION

Mr. LaVar Cox discussed with the Council the White Sage Development site plans on single family development, temporary apartment development, curb, gutter, sidewalk and road development. The group discussed details of the plans and Mr. Cox mentioned that IPA wanted input from the City Council so that when the annexation is completed, the development plans will be ready for approval. It was mentioned that the project would have to receive a variance from the City Council for the irregular blocks and curved streets.

APPOINTMENT OF MEMBER TO THE PLANNING COMMISSION

As Council Member in charge of the Planning and Zoning Commission, Don Dafoe discussed with Council the appointment of a new member to the commission. Mayor Nielson recommended Bruce Curtis. Councilman Dafoe MOVED to appoint Bruce Curtis to fill the remainder of the term of former member Sherry Lewis. Council Member Ruth Hansen SECONDED the motion which carried unanimously. Mayor Nielson reported that Pat Davies has resigned and consequently another member must be chosen.

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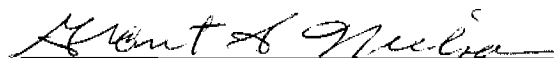
OTHER BUSINESS

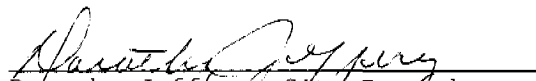
Mayor Nielson brought to the attention of the Council an incident which occurred Sunday when he was called to assist in getting fuel for a pilot at the airport. He mentioned that he was unable to contact the Burrastons, the fixed base operators at the airport, or anyone who had a key to the gas pumps at the airport. Mrs. Lola Burraston stated that the fact that gas is not sold at the Delta Airport on Sundays is well advertised. She also said that they (the Burrastons) often go to the airport on Sunday to sell gas and that they are usually available when someone calls for fuel. It was suggested by the Mayor that since many improvements are planned at the airport, there will probably be increased air traffic and that possibly arrangements for gas sales at the airport on Sunday would have to be made.

City Engineer John Quick reported progress on water and sewer projects. He said that all the pipe is in the ground on Phase I of the sewer improvement project and that the company is cleaning it out. There is more delay because the auxiliary power unit has not arrived. Mr. Quick stated that the water system improvement project should be completed in two weeks. He also reviewed progress on the street survey and showed maps detailing conditions of sidewalk, curb, gutter and asphalt in the city.

City Administrator Vance Bishop presented to Council a request from Hurricane Sand & Gravel for another extension of time on their contract with the City. The Council considered the request and reviewed the situation. No action was taken. Hurricane Sand & Gravel has gone beyond the period of their contract and are now operating under the penalty clause.

Their being no further business, Councilman Don Bird MOVED to adjourn the meeting. Councilman Morrison SECONDED the motion which carried unanimously. The Mayor adjourned the meeting at 11:40 p.m.


Grant S Nielson, Mayor


Dorothy Jeffery, City Recorder

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